

Suggested Program to Implement this Policy: Through increased public awareness and meetings with developers prior to the submission of a preliminary plat to the planning board, the desires of the town to adhere as closely as possible to its land development plan should be made known.

Time Frame: 1976-2000

Location Policy: When development of certain areas proposed for residential purposes appears imminent, special efforts shall be made to promote the intensity of development most compatible with the cost of service and the housing pattern being sought within the subdivision.

Explanation of Policy: The concept being promoted here is to enable the town to use its service extension obligations under annexation, in conjunction with the wishes and capabilities of the developer, to initially encourage densities roughly compatible with urban living.

Suggested Program to Implement this Policy: The developer should petition for annexation a predetermined number of days prior to tapping-on to city water and sewer.

2. Land Use Type: Low density residential development
Intensity: 1 dwelling unit per acre or as percolation tests permit.

Standard: In areas beyond residential transition where intensive development is being discouraged.

Time Frame: 1976-2000

Location Policy: Any area within the extraterritorial area outside of the transition zone.

Suggested Program to Implement These Policies: Zone the areas proposed for low density development to R-A--explore this more fully in an updated zoning ordinance.

3. Land Use Type: Mobile homes
Intensity: 4 to 5 mobile homes per acre
Standard: Sufficient acreage should be allocated for this growing segment of the housing market. Such development should be provided with water and sewer.

Time Frame: 1976-2000

Location Policy: Mobile home development in suitably located and landscaped parks within town is preferable to the continuation of zoning which allows such structures to be placed on individual lots.

Explanation of Policy: The town recognizes the continued growth of mobile homes as a way of urban life and is desirous of accommodating this growth in a pleasant surrounding. Rental costs of lots within a mobile home court could present a problem though.

Suggested Program to Implement These Policies: Establish through an updated zoning ordinance (1) several areas where mobile home parks could be established--so as to lessen the possibility of inflated land rental costs--and (2) an area or areas where a mobile home owner can purchase a lot on which to place his unit in conjunction with others.